



**Connells**

Wenham Place  
Hatfield



### Property Description

This one bedroom first floor flat is situated in a sought after location close to local amenities. The flat is well presented throughout and offers a fitted kitchen, modern bathroom suite, double bedroom, double glazing, central heating, parking and gardens. We would advise an early viewing!\*\*\*ALSO AVAILABLE AS 50% SHARED OWNERSHIP\*\*\*

### Reception/Kitchen

24' 7" x 9' 8" ( 7.49m x 2.95m )

Open planned to kitchen with window to front laminate flooring and a radiator

### Kitchen Area

Window to rear. Range of wall and base units with built in oven hob and extractor, sink with mixer tap and place for white good including both washing machine and dish washer plumbing

### Bedroom One

11' 9" x 10' 11" ( 3.58m x 3.33m )

Window to front laminate floor and radiator

### Bathroom

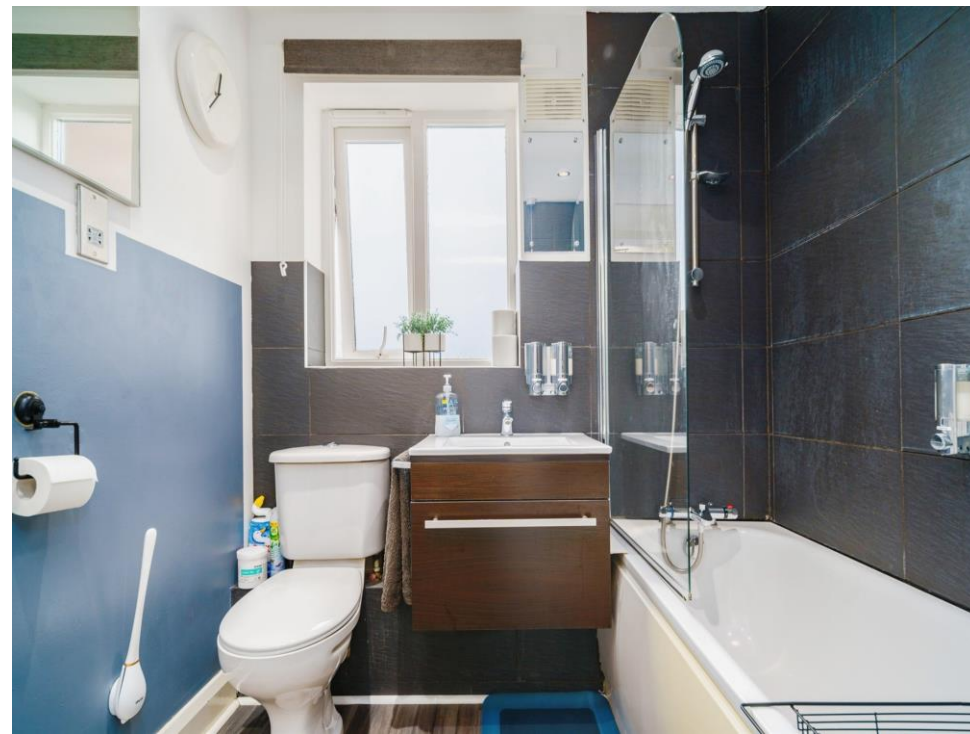
Window to rear. Three piece suite comprising of a panelled bath with shower and screen, low level w/c and a wash hand basin with storage and finished with laminated flooring and a radiator

£560.85 per month which is 50% rent and service charge

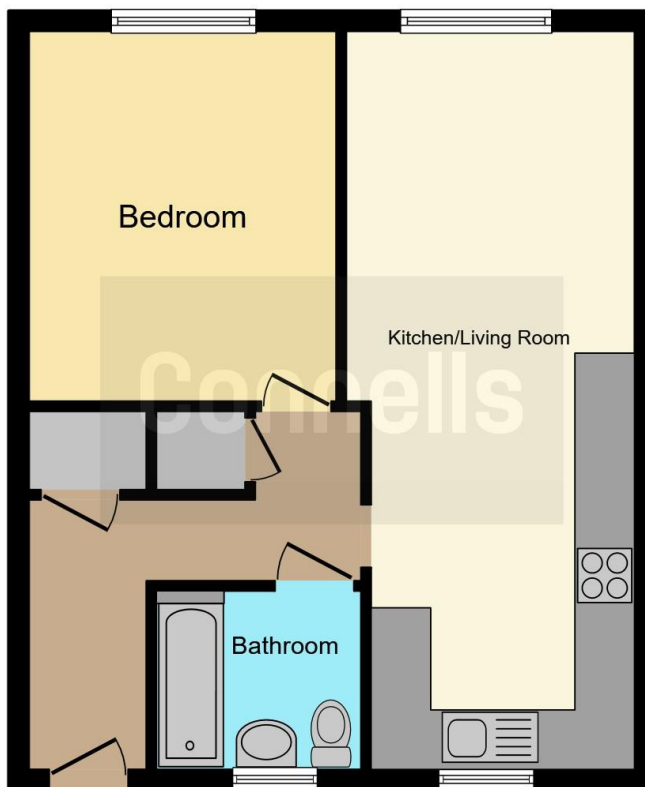
### Outside

Communal gardens and parking.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY306147](http://connells.co.uk/Property/WWY306147)**

This is a Leasehold property with details as follows; Term of Lease 100 years from 01 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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